

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

**FOR COURT USE ONLY**

☒ *Individual appearing without attorney*  
☐ *Attorney for:*

**In re:**

**CASE NO.: 1:19-bk-12529-MB**

## CHAPTER: 7

**Debtor(s).**

**Sale Date: 06/10/2020**

Time: 11:00 am

**Location:** Ctrm. 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

**Last date to file objections: 05/27/2020**

**Description of property to be sold:** that certain residential real property commonly known as 6616 Julie Lane, West Hills, California 91307, identified by Los Angeles County Assessor's Parcel Number 2031-018-001 (the "Real Property")

**Terms and conditions of sale:**

**"AS-IS, WHERE-IS" basis, for a sales price of \$775,000.00 (the "Sales Price")**

**Proposed sale price: \$ 775,000.00**

**Overbid procedure (if any):** See Attached.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date & Time: June 10, 2020 at 11:00 a.m.

Location: Ctrm. 303, U.S. Bankruptcy Court, 21041 Burbank Blvd., Woodland Hills, CA 91367

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Nancy Hoffmeier Zamora, Chapter 7 Trustee  
U.S. Bank Tower  
633 West 5th Street, Suite 2600, Los Angeles, CA 90071  
Tel. 213-488-9411; Fax 213-488-9418  
e-mail: zamora3@aol.com

Date: 04/28/2020

**OVERBID PROCEDURE**

A. Each potential bidder (other than Buyer as defined in the Motion for Order Authorizing Trustee to Sell Real Property Free and Clear of Liens and Interests, Subject to Overbid (the "Motion")) in order to qualify as a bidder at the hearing on the Motion (the "Hearing"), shall

(1) submit to Trustee, prior to the commencement of the Hearing, a cashier's check in the amount of at least Twenty-Five Thousand and no/100 Dollars (\$25,000.00) (the "Earnest Money Deposit") made payable to "Encore Escrow." Trustee shall refund the Earnest Money Deposit if Trustee accepts the bid of another bidder;

(2) bid on the identical terms as, or better terms than, Buyer as set forth in the Agreement, attached as Exhibit A to the Motion, including, but not limited to, the "AS-IS, WHERE-IS" condition of the sale, with a contingency deadline of May 15, 2020, subject to extension;

(3) submit to Trustee prior to the commencement of the Hearing proof of ability to close escrow unconditionally on or before the later of the first business day that is at least fifteen (15) days after entry of the order approving the sale (the "Sale Order") or one business day after the Real Property is vacant, and to tender the balance of any bid made by such bidder, such proof to be deemed acceptable or unacceptable by Trustee in her sole discretion, subject to approval by the Court;

(4) agree to increase the Earnest Money Deposit to five percent (5%) of the successful bid amount (the "Increased Earnest Money Deposit") and deposit such amount into the sale escrow (the

1 "Sale Escrow") no later than one day after the Hearing, i.e.,  
2 June 11, 2020; and

3 (5) attend the Hearing (either in person, if permitted by  
4 the Court's General Order then in effect, or via CourtCall) to  
5 participate in the overbidding; and

6 B. The initial overbid shall be a total of \$780,000.00,  
7 i.e., \$5,000.00 more than the Sales Price of \$775,000.00, and all  
8 additional overbids must be made in minimum increments of  
9 \$5,000.00 over the last stated overbid made on the record.

10 If highest bidder ("Highest Bidder") fails to close the Sale  
11 Escrow on or before the later of the first business day that is  
12 at least fifteen (15) days after entry of the Sale Order or one  
13 business day after the Real Property is vacant, Highest Bidder  
14 shall forfeit the Increased Earnest Money Deposit and the next  
15 highest bidder shall pay the next highest bid to purchase the  
16 Real Property within ten business days of written notification,  
17 transmitted via facsimile and/or e-mail, of Highest Bidder's  
18 default.

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

U.S. Bank Tower, 633 West 5th Street, Suite 2600, Los Angeles, CA 90071

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (date) 04/28/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

United States Trustee: United States Trustee (SV), [ustregion16.wh.ecf@usdoj.gov](mailto:ustregion16.wh.ecf@usdoj.gov)  
Trustee: Nancy Zamora, [zamora3@aol.com](mailto:zamora3@aol.com), [nzamora@ecf.epiqsystems.com](mailto:nzamora@ecf.epiqsystems.com)  
Debtor's Counsel: Larry D. Simons, [larry@lisonslaw.com](mailto:larry@lisonslaw.com), [simonsec@lisonslaw.com](mailto:simonsec@lisonslaw.com), [simonslr44533@notify.bestcase.com](mailto:simonslr44533@notify.bestcase.com)  
Creditor's Counsel: Michael J. Berger, [Michael.berger@bankruptcypower.com](mailto:Michael.berger@bankruptcypower.com), [yathida.nipha@bankruptcypower.com](mailto:yathida.nipha@bankruptcypower.com), [Michael.berger@ecf.inforuptcy.com](mailto:Michael.berger@ecf.inforuptcy.com); Ketan G. Sawarkar, [ketan.sawarkar@americaninfosource.com](mailto:ketan.sawarkar@americaninfosource.com); Valerie Smith, [claims@recoverycorp.com](mailto:claims@recoverycorp.com)

☐ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On (date) 04/28/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Debtors: Stanley Menaker & Marina Menaker, 6616 Julie Lane, West Hills, CA 91307; Trustee's CPA: Howard Grobstein, CPA, Grobstein Teeple, LLP, 6300 Canoga Ave., # 1500W, Woodland Hills, CA 91367; Trustee's Broker: Behnaz Tavakoli, Rodeo Realty, Inc., 23901 Calabasas Road, Suite 1050 Calabasas, CA 91302; Escrow: Jenica Pivnik, Encore Escrow Company, Inc., 23901 Calabasas Road, #1033, Calabasas, CA 91302; Title: Michelle Pascual, First American Title Company, 655 North Central Avenue, 8th Floor, Glendale, CA 91203; Proposed Buyer: Dani Yashouafar, 6257 Tunney ; venue, Tarzana, CA 91335; Proposed Buyer's Agent: Karen Klein, The Agency, 23622 Calabasas Rd. #148, Calabasas, CA 91302; U.S Trustee: Kenneth Miskin, Esq., Office of the United States Trustee, 915 Wilshire Blvd., Suite 1850, Los Angeles, CA 90017; Judge: The Honorable Martin Barash, U.S. Bankruptcy Court, 21041 Burbank Boulevard, Suite 342, Woodland Hills, CA 91367

☐ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) 04/28/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

04/28/2020  
Date

Cynthia Casas  
Printed Name

/s/ Cynthia Casas  
Signature